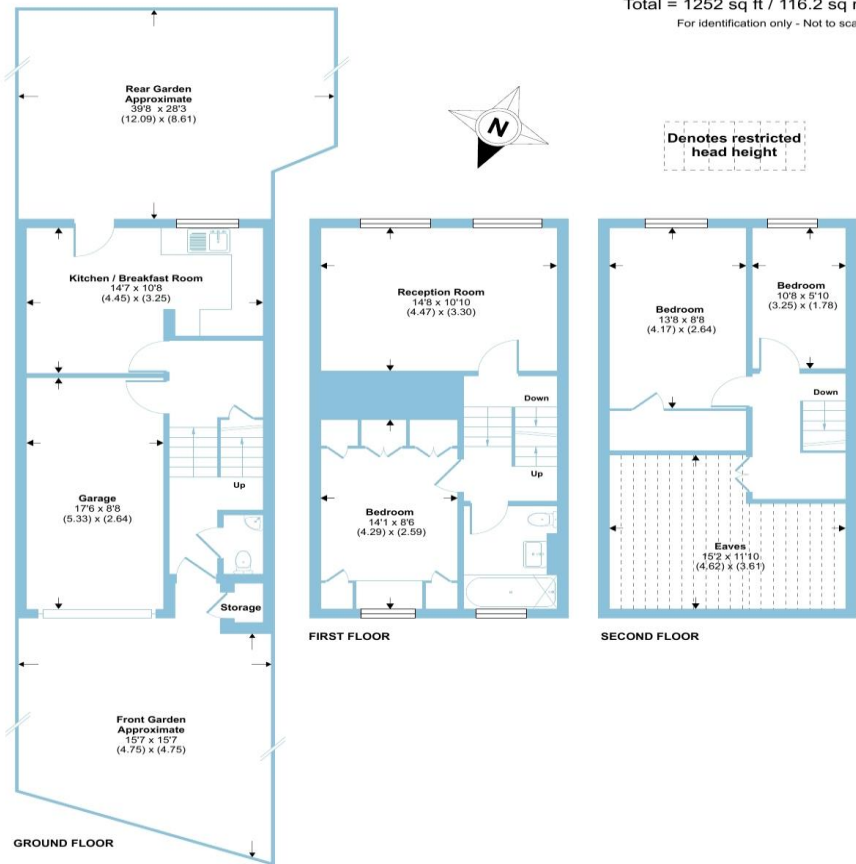




Colebrook Way, London N11 1SZ

Colebrook Way, London, N11

Approximate Area = 1097 sq ft / 101.9 sq m (includes garage & excludes storage)
Limited Use Area(s) = 155 sq ft / 14.3 sq m
Total = 1252 sq ft / 116.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1191091



welcome to Colebrook Way, London

- Cul-De-Sac Location
- Three Bedroom Town House
- South Facing Rear Garden
- Arnos Grove 0.4 Miles & New Southgate Station 0.1 Miles
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: C

£530,000



Located in the heart of New Southgate on a quiet cul-de-sac is this well-presented three bedroom town house. This home is perfect for the growing family looking to be close to the High Road's cafes, restaurants and shop and also those wishing to be close to transport links. Approached via off street parking this residence comprises of a welcoming entrance hall which leads onto open plan kitchen/breakfast room, integrated garage and downstairs w/c. To the first floor you will find a good-sized bedroom, fitted family bathroom and the second reception room. As you reach the top floor you will find two more bedrooms as well as ample eaves storage. The property benefits from a south facing rear garden and integrated garage as well as the added benefit of having New Southgate Station located 0.1 miles away & Arnos Grove Tube 0.4 miles away. There is potential to extend into the garden as well as convert the integrated garage into a habitable room.

[view this property online](https://www.barnardmarcus.co.uk/Property/WTS107109) barnardmarcus.co.uk/Property/WTS107109



Property Ref:

WTS107109 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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